

DISTRICT V ADVISORY BOARD
Minutes
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December 6, 2004
7:00 p.m.

Auburn Hills Golf Course Clubhouse
443 S. 135th West

Six District Advisory Board Members including two youth attended the District V Advisory Board meeting. In addition, three City Staff attended. Approximately 20 members of the public were present with 12 signing the sign-in sheet.

Members Present

David Almes
Bob Bulman
David Dennis
Maurice Ediger
DeAnn Sullivan
Monica Vashaw
Scott Johnson
Anthony Vu
Council Member Bob Martz

Staff Present

Dale Miller, Planning
Greg Sharpe, Public Works
Dana Brown, City Manager's Office

Guests

Listed on last page

Members Absent

Jerry Hoggatt
Andy Johnson
John Marker
Ann Welborn
Steve Winslow

Call to Order

Bob Martz, City Council Member, called the meeting to order at 7:11. He welcomed the public and explained the role of the District Advisory Board (DAB) as a citizen advisory group for the actions he takes during City Council Meetings. He said the Board consists of volunteers who represent the council district areas. Both district and citywide issues are presented to the board for their comments and recommendations, typically after hearing public input. As a Council Member, he said he facilitates the meeting but does not vote as his vote is made when the City Council takes action on the items. He introduced the new youth member representing Northwest High School, Anthony Vu, as well as the previously appointed representative of Maize High School, Scott Johnson. He thanked the youth for their involvement on the Board.

Approval of Minutes and Agenda

The minutes for November 1, 2004 were approved with a correction on the date of the next meeting as corrected by a vote of 10:0 (**Bulman/Sullivan**).

The Recommended Action on Item # 2, ZON2004-00058 Request, listed the meeting agenda was corrected from "Recommend approval," to "Recommend denial."

Staff Reports

Community Police Report

Community Police Officers were not in attendance for the meeting.

New Business

37th Street North Improvement from Tyler to Ridge & Bridge Replacement

Greg Sharpe, Public Works, presented the project from the 2004-2013 Capital Improvement Program, adopted to improve 37th Street North for traffic safety and increased traffic carrying capacity. Sharpe used a visual to explain that the proposed project would include building a four-lane roadway with a landscaped median with left turn lanes at intersection side streets. An existing bridge located west of Ridge is planned for removal and replacement with a four-lane structure. Construction is planned for 2006.

The cost of the four-lane roadway portion of the project is \$3,500,000 with \$800,000 paid by the City and \$2,700,000 paid by Federal Grants administered by the Kansas Department of Transportation (KDOT). General Obligation Bonds will pay the City share. The estimated cost of the bridge will be \$600,000 with \$200,000 paid for by the City and \$400,000 by Federal Grants.

One of the main questions from the **Council Member and the Board** was whether a traffic signal would be part of the project. Bulman expressed concern about why a signal would not be placed at 37th & Ridge Road prior to this one at 37th. **Jeff Bradley, Baughman Engineering**, the City's contractor for the paving project, said the high school at 37th & Maize justified the traffic light. **Sharpe** said that signalization priorities might be affecting the decision. **Bulman** requested that Sharpe obtain answers to two questions including: (1) Why a signal isn't warranted for 29th & Ridge Road, and (2) Would storm water from the project be drained into the Big Slew (concern regarding contamination). **Sharpe** agreed to obtain answers.

In association with the storm water issue, **Dale Miller, Planning Department**, noted that a county study conducted by the county in the late 1980s to determine if run off from the area was contaminated indicated that the storm water was not contaminated. **Bulman** also was concerned about how the water flow would be impacted by the new bridge. **Phil Frazier, Professional Engineering Consultants**, city contractor for the bridge project, said a hydrology calculation program sized the existing bridge and the plan for the new one, which will be less of a funnel-shape than the existing. He said the program was based on the maps used by the Federal Emergency Management Agency's (FEMA) for flood study comparing the overland flow and the bank/stream flow causing the proposed bridge to flood much less frequently than the current one. **Council Member Martz** asked Frazier to talk with Public Works on the accuracy of the FEMA maps being used to which Frazier said they had done so.

With no questions from the public, **Almes (Sullivan)** moved that the project be approved as recommended by staff. Motion passed 6-0.

Action: Recommended the Council approve according to staff recommendation.

ZON2004-00058 Request

Dale Miller, Planning, presented a request to change the zoning from Single Family, “SF-5” to Neighborhood Office, NO, at the northwest corner of Douglas and Tyler. Miller presented information from the staff report, saying that staff recommended denial to the request unless the Protective Overlay is included. He explained that denial is recommended because the request doesn’t meet Neighborhood Office criteria: 1) it is mid-mile, which are consistently denied; 2) zoning activity is typically stepped down gradually to buffer residential areas whereas these lots are surrounded by residential area with the closest commercial use 600 feet away; and, 3) does not meet the City Access Policy. He also answered later questions about allowed uses for NO, especially wireless communication that would have obstacles with required setbacks; platting; landscaping buffer on residential sides; access alternatives; and conditions of the recommended Protective Overlay.

Representatives of the applicant, Mark Savoy and Gary Snyder, explained the area was platted nearly 20 years ago as Single Family and the individual property owners of 2 each of the 4 subject lots haven’t been successful in selling the lots. They recognized the concerns of the Planning staff but said the NO request is intended for doctor, dentist, & insurance offices, etc. These uses would not impact the traffic numbers like a commercial use. Several similar uses in the area were identified and a residential-style building with joint access for the lots to exit on Douglas was proposed.

Area residents expressed opposition due to potential increase in traffic and accidents; the residents’ cost if the need to improve Douglas from asphalt occurs in the future; no curb & gutter to help with increased run-off; neighborhood not able to have sidewalks; and, buffer needed on west & north sides.

DAB Members expressed concerns regarding access from Ridge, discussing other possible strategies such as only right turns or access only from Douglas with cross-lot access; conformance with the current Access Policy; a buffer wall between the lots and the residential areas; drainage impact; height of building; allowance of wireless communication as use; and, being able to obtain agreement between the two separate property owners of the subject lots.

Action: Recommended by a vote of 3: 2 (one abstention due to conflict of interest) that Council approve the request with the Protective Overlay and add elimination of wireless communication use, update of drainage plan, and limiting building height to 35 feet.

Public Agenda

This portion of the agenda provides an opportunity for citizens to present items not shown as part of the regular meeting agenda.

Scheduled items

Visioneering Wichita

Jim Graham, representing the Wichita Area Chamber of Commerce as a business member and committee member for the Visioneering initiative, presented a draft public input plan for developing a plan for the future of the Wichita Metropolitan Statistical Area. Graham explained that a consultant had been hired to develop the plan, based on the public input from eight (8) public meetings. He said the meetings involved great community involvement with over 1,250 people attending and generating 2,844 ideas. Graham pointed out different components of the plan

including concerns about the number of youth leaving Wichita, too much focus on manufacturing, the need for youth to complete high school and for family stability.

Eldon Schierling, 1201 Firefly, asked if the environment had discussed as an issue to which Graham said he would like to eliminate landfills by using generators that burn trash and generate electricity, which would also provide jobs. He said this would also eliminate landfills.

Board Members noted the need to emphasize Wichita's "Air Capitol" status and whether a vision partner could be an individual rather than a group or organization. Graham said individuals were welcome to provide input and encouraged everyone to continue doing so.

Action: Received and filed.

Off-agenda items

No items presented.

Board Agenda

Updates, Issues, and Reports

This portion of the agenda provides an opportunity for the Council Member and Board Members to present reports on activities, events, or concerns in the neighborhoods and/or District V.

Council Member Martz

The Council Member provided reports and updates on several issues. The first was an update on the Firefly & Azure area. Residents need to consider that a force main will be constructed soon and whether they want to have a sanitary sewer line constructed during that project. Because a recently proposed paving project has been approved, delaying the sanitary sewer will increase the project cost due to reconstruction of the pavement. Doing both the paving and the sanitary sewer projects now would cost the residents more at one time but would actually save on the total cost.

Council Member Martz explained that in order to provide cost option estimates for each project to the residents, a request for proposal bids needs to be conducted. He said that Public Works is hoping to have this information as soon as possible so a meeting can be held with the residents in January. A meeting was held in October to initially inform the residents about the situation.

Council Member Martz also reported information from Public Works Traffic Engineering that the traffic signal for 119th & Central will begin construction in January. The need for the traffic signal had been a concern for the Board and was warranted for construction.

A report was also made regarding an appeal scheduled for the Board of Zoning Appeals. An administrative interpretation by the Zoning Administration is requested for a CUP (DP-106), pertaining to an emergency room proposed for DP-106, Northwest Village Community Unit Plan. The outcome may rely on whether a protest from the shopping center property management company, Occidental Management, is received within the allowed time frame.

In response to previous questions produced by review of the Riverside Indoor Tennis presentation from the Board, Council Member Martz also provided information on the issues of a for-profit

business using park property, the City approving revenue bonds for a for-profit business, and how golf professionals for the city golf courses are paid. Discussion regarding each took place.

DAB Members

No other issues were presented by the Board.

Action: Receive and file.

The next meeting for District Advisory Board V will be scheduled at Auburn Hills Clubhouse at **7:00 p.m. on January 3, 2004** on the regular meeting date of the first Monday of the month.

The meeting was adjourned at approximately 9:35 p.m.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant
City Council District V

Guest List

Lou Sheets, 249 Firefly
Ralph Hudson, 1232 Firefly
Mel Smith, 1245 N. Illinois
Shirley Smith, 1318 N. Firefly
Eldon Schlierling, 1317 Azure Lane
Mark Savoy, 535 S. Emporia, 67202
Gary Snyder, 7701 E. Kellogg, Suite 200, 67207
Phil Frazier, Professional Engineering Consultants
Rich Schlitt, Professional Engineering Consultants
Craig Hogue, 8833 W. Douglas, 67209
Steven Camp, 7817 W. 37th N., 67205
Mike Blue, 107 S. Tyler, 67209
Betty Ladwig, 406 N. Jaax, 67235